



## Eagle & Star New Construction Subdivision Market Report

Price Point: Starting at \$400,000  
Data: MLS 1-1-2021 to June 18th, 2021

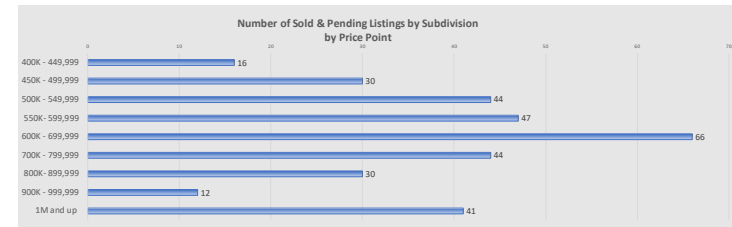
Includes: New, Under Construction & To Be Built / SF, SFACR & TWHSE



NEW CONSTRUCTION - INVENTORY ON HAND						
Price Point	Sold / Pending Homes	Avg. Sales per Week	Avg. Sales per Month	Active Listings	WEEKS of Inventory	MONTHS of Inventory
400K - 449,999	60	2.5	10.9	0	0.0	0.0
400K - 449,999	42	1.8	7.6	0	0.0	0.0
450K - 499,999	54	2.3	9.8	7	3.1	0.7
450K - 499,999	43	1.8	7.8	0	0.0	0.0
500K - 549,999	66	2.8	12.0	7	2.5	0.6
500K - 549,999	58	2.4	10.5	3	1.2	0.3
550K - 599,999	61	2.5	11.1	8	3.1	0.7
550K - 599,999	59	2.5	10.7	3	1.2	0.3
600K - 699,000	85	3.5	15.5	8	2.3	0.5
600K - 699,000	81	3.4	14.7	2	0.6	0.1
700K - 799,000	54	2.3	9.8	1	0.4	0.1
800K - 899,999	34	1.4	6.2	0	0.0	0.0
900K - 999,000	22	0.9	4.0	1	1.1	0.3
1M and above	58	2.4	10.5	10	4.1	0.9
<b>Total Sold</b>	<b>494</b>			<b>42</b>		

\* Includes CBH and Hubble

NUMBER OF SOLD & PENDING LISTINGS BY SUBDIVISION											
Price Point	Collina Vista	Craftsman Estates	Craigton Woods	Eagle Mountain Estates	Heron River	Homestead	Hope Springs	Lakemoor	Legacy	Riverstone	TOTAL
400K - 449,999							12			4	16
450K - 499,999	5				5		11	2	6	1	30
500K - 549,999	12	1			3		11	10	3	4	44
550K - 599,999	9	3			4		4	8	14	5	47
600K - 699,999	13	7			8		4	3	19	12	66
700K - 799,999	4	3		5	4		8	14	5	5	44
800K - 899,999		2		3	3	1		1	13	7	30
900K - 999,999				3		4			5		12
1M and up			13	2	2	13		2	9		41
<b>Total Sold</b>	<b>43</b>	<b>16</b>	<b>13</b>	<b>13</b>	<b>29</b>	<b>18</b>	<b>43</b>	<b>34</b>	<b>83</b>	<b>38</b>	<b>330</b>



BREAKDOWN BY SUBDIVISION SOLD & PENDING BY PRICE POINT										
Price Point	Collina Vista	Craftsman Estates	Craigton Woods	Eagle Mountain Estates	Heron River	Homestead	Hope Springs	Lakemoor	Legacy	Riverstone
400K - 449,999							28%			11%
450K - 499,999	12%				17%		26%	6%	7%	3%
500K - 549,999	28%	6%			10%		26%	29%	4%	11%
550K - 599,999	21%	19%			14%		9%	24%	17%	13%
600K - 699,999	30%	44%			28%		9%	23%	17%	32%
700K - 799,999	9%	19%		38%	14%		2%	24%	17%	13%
800K - 899,999		13%		23%	10%	6%		3%	16%	18%
900K - 999,999				23%		22%			6%	
1M and up			100%	15%	7%	72%		6%		

AVERAGES BY PRICE POINT IN SUBDIVISION																								
Price Point	Collina Vista			Craftsman Estates			Craigton Woods			Eagle Mountain Estates			Heron River											
	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage								
400K - 449,999																								
450K - 499,999	1,928	251	0.20	3.0									1,960	249	0.18	2.8								
500K - 549,999	2,147	246	0.20	3.3	2,731	194	0.28	4.0					2,045	253	0.16	3.3								
550K - 599,999	2,371	251	0.22	3.4	2,455	235	0.29	3.7					2,171	254	0.18	3.2								
600K - 699,999	2,539	256	0.32	3.0	2,629	256	0.28	3.9					2,571	255	0.21	3.6								
700K - 799,999	2,709	273	0.38	3.5	2,719	283	0.27	3.7				3,121	242	0.45	3.0	2,574	289	0.25	3.5					
800K - 899,999					2,631	320	0.28	4.0				2,882	299	0.41	3.3	3,098	275	0.36	3.3					
900K - 999,999												4,250	375	0.44	3.0	3,715	252	0.44	3.0					
1M and up												4,250	358	0.49	3.4	4,686	280	0.42	3.0	2,988	375	0.35	5.0	
<b>AVERAGES</b>	<b>2,339</b>	<b>255</b>	<b>0.26</b>	<b>3.2</b>	<b>2,633</b>	<b>258</b>	<b>0.28</b>	<b>3.8</b>	<b>4,250</b>	<b>358</b>	<b>0.49</b>	<b>3.4</b>	<b>4,686</b>	<b>280</b>	<b>0.42</b>	<b>3.0</b>	<b>4,686</b>	<b>280</b>	<b>0.42</b>	<b>3.0</b>	<b>2,988</b>	<b>375</b>	<b>0.35</b>	<b>5.0</b>

AVERAGES BY PRICE POINT IN SUBDIVISION																								
Price Point	Homestead			Hope Springs			Lakemoor			Legacy			Riverstone											
	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage	Avg. SF	\$ per SF	Avg. Lot size	Avg. Garage								
400K - 449,999					2,020	218	0.13	2.2					1,872	236	0.03	2.0								
450K - 499,999					1,997	243	0.15	2.4	1,831	263	0.07	2.0	1,597	296	0.09	2.0	1,827	267	0.13	2.0				
500K - 549,999					2,222	235	0.14	2.4	2,169	247	0.06	2.0	2,202	250	0.25	3.0	2,186	245	0.15	2.3				
550K - 599,999					2,534	234	0.18	2.8	2,100	270	0.06	2.0	2,443	240	0.18	2.9	2,352	254	0.19	2.8				
600K - 699,999					2,875	235	0.18	2.8	2,110	311	0.14	3.3	2,530	266	0.18	2.8	2,522	260	0.20	2.9				
700K - 799,999					2,211	328	0.16	4.0	2,405	320	0.12	2.5	2,873	264	0.21	2.9	2,784	286	0.22	2.8				
800K - 899,999	2,514	350	0.31	3.0					2,471	332	0.12	2.0	2,985	296	0.24	3.1	2,994	290	0.23	3.0				
900K - 999,999	2,810	351	0.34	3.3					3,288	294	0.27	3.6												
1M and up	3,141	367	0.34	3.2					3,197	405	0.13	2.5	3,474	360	0.31	3.6								
<b>AVERAGES</b>	<b>2,822</b>	<b>356</b>	<b>0.33</b>	<b>3.1</b>	<b>2,310</b>	<b>249</b>	<b>0.16</b>	<b>2.7</b>	<b>2,326</b>	<b>307</b>	<b>0.10</b>	<b>2.3</b>	<b>2,674</b>	<b>283</b>	<b>0.22</b>	<b>3.0</b>	<b>2,362</b>	<b>262</b>	<b>0.16</b>	<b>2.5</b>				